



महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

वर्ष ४, अंक ५]

बुधवार, जानेवारी १७, २०१८/पौष २७, शके १९३९

[पृष्ठे ६, किंमत : रुपये १८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ-नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (असा.) (ना. वि. पु.), म. शा. रा., अ. क्र. ११.

आयुक्त, महानगरपालिका, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ नुसार फेरबदल

क्रमांक मनपाना-नरवि-कलम ३७-३०५९-२०१८.—

नागपूर महानगरपालिका क्षेत्राकरीता विकास नियंत्रण नियमावली, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ अन्वये शासन अधिसूचना क्रमांक टिपीएस-२४००-१६८४-प्र.क्र. १९२-२०००-नवि-९, दिनांक ३१ मार्च, २००१ रोजी मंजूर करण्यात आलेली आहे. तसेच शासनाचे नगर विकास विभागाची अधिसूचना क्रमांक टिपीएस-२४०१-८५५-सी.आर.-७६-यु.डी.-९, दिनांक २७ फेब्रुवारी, २००२ अन्वये ७ योजनांकरीता नागपूर सुधार प्रन्यासला आणि उर्वरित क्षेत्राकरीता नागपूर महानगरपालिकेला 'नियोजन प्राधिकरण' म्हणून घोषित केलेले आहे. उक्त मंजूर व प्रचलित विकास नियंत्रण नियमावलीमध्ये नियम क्रमांक N-२ मधील टेबल क्रमांक २८ मध्ये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ अन्वये खालीलप्रमाणे फेरबदल प्रस्तावित करण्यात येत आहे.

EXISTING PROVISION IN DCR-2000 FOR NAGPUR CITY

TABLE No. 28

Rear/Side/Margins/Tenement Densities/Heights of Different Categories in Non-Congested Residential Zones

Sr. No.	Description of Road	Min. Plot Size in Sq. mts.	Min. Frontage in mts.	Min. Setback from Road front in meters	Min. Side and rear open space in meters	Delet-ed Part	FSI	Tenement Density	Remark
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	National/State Highway or Roads as specified by the Municipal Commissioner/Chairman.	750	18	6 m. from D.P. road line.	As per regulation No. 15 subject to Min of 3 m.		1.00	250 tenements per Ha.	

EXISTING PROVISION IN DCR-2000 FOR NAGPUR CITY

TABLE No. 28—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
2	M.D.R./O.D.R. and other roads 24 m. wide and above.	600	18	4.5 m. for purely residential tenements and 6 m. for other uses on ground floor.	As per regulation No. 15 subject to Min of 3 m.		1.00	250 tenements per Ha.	
3	Roads of width below 24 m. wide and upto 15 m.	500	15	4.5 m for purely residential tenements and 6 m. for other uses on ground floor.	As per regulation No. 15 subject to Min of 3 m.		1.00	250 tenements per Ha.	
4	Roads of width below 15 m. and above 9 m.	250	12	4.5 m., 6 m. for others users	As per regulation No. 15 subject to Min of 3 m.		1.00	250 tenements per Ha.	
5	Road of width 6 m. to 9 m.	250	12	3 m.	As per regulation No. 15 subject to Min of 3 m.		1.00	250 tenements per Ha.	
6	Road of width 12 m. and below.	125	8 to 12	3 m.	(i) 2.25 m. on one side in case of semi detached rear margin 3 m. (ii) 3 m. from side and rear margin in case of detached plots.		1.00	(i) G + 1 (ii) G + 2	In case of categories 6, 7 and 8 marginal distance of any building shall be min 3 m. from peripheral boundary of the layout.
		250							
7	Row housing on roads of width 12 m. and below.	50 125	4 to 8	3	side margin 2.25, rear margin 1.5		1.00	G + 1	
8	Row housing for E.W.S./L.I.G.	20 50	4	1 m. from pathway 2.25 m. from road boundary.	side margin 2.25, rear margin 1.5		1.00	400 tenements per Ha. Size of the tenements should be between 20 and 30 Sq.mt.	

PROPOSED MODIFICATION IN DCR-2000 FOR NAGPUR CITY
U/s 37 of Maharashtra Regional and Town Planning Act, 1966

TABLE No. 28

Rear/Side/Margins/Tenement Densities/Heights of Different Categories in Non-Congested Residential Zones

Sr. No.	Description of Road	Min. Plot Size in Sq. mts.	Min. Frontage in mts.	Min. Setback from Road front in meters	Min. Side and rear open space in meters	FSI	Tenement Density	Remark
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	National/State Highway or Roads as specified by the Municipal Commissioner/Chairman.	750	18	6 m. from D.P. road line.	As per regulation No. 15 subject to Min of 3 m.	1.00	250 tenements per Ha.	
2	M.D.R./O.D.R. and other roads 24 m. wide and above.	600	18	4.5 m for purely residential tenements and 6 m. for other uses on ground floor.	As per regulation No. 15 subject to Min of 3 m.	1.00	250 tenements per Ha.	

PROPOSED MODIFICATION IN DCR-2000 FOR NAGPUR CITY

TABLE No. 28—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
3	Roads of width below 24 m. wide and upto 15 m.	500	15	4.5 m for purely residential tenements and 6 m. for other uses on ground floor.	As per regulation No. 15 subject to Min of 3 m.	1.00	250 tenements per Ha.	
4	Roads of width below 15 m. and above 9 m.	250	12	4.5 m., 6 m. for others users	As per regulation No. 15 subject to Min of 3 m.	1.00	250 tenements per Ha.	
5	Road of width 6 m. to 9 m.	250	12	3 m.	As per regulation No. 15 subject to Min of 3 m.	1.00	250 tenements per Ha.	
6	Road of width 12 m. and below.	125 to 250	8 to 12	3 m.	1.50 m. on one side in case of semi detached rear margin 1.50 m. Or 1.50 m. from side and rear margin in case of detached plots.	1.00	G + 3	
7	Row housing on roads of width 12 m. and below.	50 125	4 to 8	3 m.	side margin 3.00 m. rear margin 1.50 m.	1.00	G + 3	
8	Row housing for E.W.S./L.I.G.	20 50	4	1 m. from pathway 2.25 m. from road boundary.	side margin 3.00 m. rear margin 1.50 m.	1.00	400 tenements per Ha.	

आणि ज्याअर्थी, शासनाने नागपूर शहराच्या अस्तित्वातील विकास नियंत्रण नियमावलीमध्ये नविन तरतूद क्रमांक ४०, परिच्छेद 'W' नागपूर मेट्रो रेल्वे मार्गिका क्षेत्रात शासन निर्णय क्रमांक टिपीएस-२४१४-४७७-प्र.क्र. २४८-२०१४-नवि-९, दिनांक ९ जून, २०१७ अन्वये समाविष्ट केलेली आहे. त्यामध्ये खालीलप्रमाणे फेरबदल प्रस्तावित आहेत.

- (A) The above proposed modifications shall be applicable in the Nagpur Metro Rail Corridor area which is falling within the Non-congested area, in the said area required margins shall be applicable as per the provisions applicable for non-congested area as per principal DCR.
- (B) The marginal spaces required in congested area as per principal DCR shall be applicable in congested area falling within the NMRC area.
- (C) Marginal Spaces and set back zoning previously approved in layout/building plans may be adopted for granting building permission on plot having area 100 Sqmt. or less.

सबब, मंजूर विकास नियंत्रण नियमावलीत महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ अन्वये वरीलप्रमाणे फेरबदलाची कार्यवाही करण्याच्या प्रस्तावास महानगरपालिकेने ठराव क्रमांक १४४, दिनांक २० नोव्हेंबर, २०१७ अन्वये मंजुरी प्रदान केलेली आहे.

उपरोक्त प्रस्तावित फेरबदलाची संपूर्ण माहिती सहाय्यक संचालक, नगर रचना विभाग, महानगरपालिका, नागपूर, श्री छत्रपती शिवाजी महाराज प्रशासकीय इमारत, बी व सी विंग, तिसरा माळा, महानगरपालिका मार्ग, सिव्हील लाईन्स, नागपूर-४४०००१ या कार्यालयात कामकाजाचे सर्व दिवशी कामकाजाचे वेळीत जनतेच्या निरीक्षणासाठी उपलब्ध राहिल. तरी नागरिकांना सूचित करण्यात येते की, ही सूचना शासनाचे राजपत्रात प्रकाशित झाल्याचे तारखेपासून १ महिन्याचे कालावधीत विकास योजनेतील उपरोक्त प्रस्तावित फेरबदलाच्या संबंधात ज्या सूचना किंवा हरकती महानगरपालिकेकडे प्राप्त होतील त्यावर महानगरपालिकेकडून फेरबदलाचा प्रस्ताव शासनाकडे मंजुरीसाठी सादर करण्यापूर्वी विचार करण्यात येईल.

नागपूर :
दिनांक १६ जानेवारी २०१८.

अश्विन मुदगल,
आयुक्त,
नागपूर महानगरपालिका, नागपूर.

भाग १-अ (असा.) (ना. वि. पु.), म. शा. रा., अ. क्र. १२.

BY COMMISSIONER, MUNICIPAL CORPORATION

Modification under Section 37 of Maharashtra Regional and Town Planning Act, 1966.

No. NMC-TPC-Act.-37-3059-2018.—

Whereas, the Development Control Regulations of Nagpur Municipal Corporation have been sanctioned by the Government *vide* Urban Development Notification No. TPS-2400-1684-CR-192-2000-UD-9, dated the 31st March, 2001 under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 and have come into force with effect from the 9th April, 2001. Also Nagpur Municipal Corporation has been declared as 'Planning Authority' for Nagpur City excluding seven schemes which are retained with Nagpur Improvement Trust, Nagpur *vide* Govt. Notification No. TPS-2401-855-CR-76-UD-9, dated the 27th February, 2002.

And whereas, in the said Regulations following modifications are proposed in the Regulation No. N-2, Table No. 28.

EXISTING PROVISION IN DCR-2000 FOR NAGPUR CITY

TABLE No. 28

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	National/State Highway or Roads as specified by the Municipal Commissioner/Chairman.	750	18	6 m. from D.P. road line.	As per regulation No. 15 subject to Min. of 3 m.	..	1.00	250 tenements per Ha.	..
2	M.D.R./O.D.R. and other roads 24 m. wide and above.	600	18	4.5 m for purely residential tenements and 6 m. for other uses on ground floor.	As per regulation No. 15 subject to Min. of 3 m.	..	1.00	250 tenements per Ha.	..
3	Roads of width below 24 m. wide and upto 15 m.	500	15	4.5 m. for purely residential tenements and 6 m. for other uses on ground floor.	As per regulation No. 15 subject to Min. of 3 m.	..	1.00	250 tenements per Ha.	..
4	Roads of width below 15 m. and above 9 m.	250	12	4.5 m., 6 m. for others users	As per regulation No. 15 subject to Min. of 3 m.	..	1.00	250 tenements per Ha.	..
5	Road of width 6 m. to 9 m.	250	12	3 m.	As per regulation No. 15 subject to Min. of 3 m.	..	1.00	250 tenements per Ha.	..
6	Road of width 12 m. and below.	125 250	8 to 12	3 m.	(i) 2.25 m. on one side in case of semi detached. rear margin 3 m. (ii) 3 m. from side and rear margin in case of detached plots.	..	1.00	(i) G + 1 (ii) G + 2	In case of categories 6.7 and 8 marginal distance of any building shall be min 3 m. from peripheral boundary of the layout.
7	Row housing on roads of width 12 m. and below.	50 125	4 to 8	3	side margin 2.25, rear margin 1.5	..	1.00	G + 1	..
8	Row housing for E.W.S./L.I.G.	20 50	4	1 m. from pathway 2.25 m. from road road boundary.	side margin 2.25, rear margin 1.5	..	1.00	400 tenements per Ha. Size of the tenements should be between 20 and 30 sq.mt.	..

PROPOSED MODIFICATION IN DCR-2000 FOR NAGPUR CITY

U/s 37 of Maharashtra Regional and Town Planning Act, 1966.

TABLE No. 28

Rear/Side/Margins/Tenement Densities/Heights of Different Categories in Non-Congested Residential Zones.

Sr. No.	Description of Road	Min. Plot Size in sq. mts.	Min. Frontage in mts.	Min. Setback from Road front in meters	Min. Side and rear open space in meters	FSI	Tenement Density	Remark
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	National/State Highway or Roads as specified by the Municipal Commissioner/ Chairman.	750	18	6 m. from D.P. road line.	As per regulation No. 15 subject to Min. of 3 m.	1.00	250 tenements per Ha.	
2	M.D.R./O.D.R. and other roads 24 m. wide and above.	600	18	4.5 m for purely residential tenements and 6 m. for other uses on ground floor.	As per regulation No. 15 subject to Min. of 3 m.	1.00	250 tenements per Ha.	
3	Roads of width below 24 m. wide and upto 15 m.	500	15	4.5 m for purely residential tenements and 6 m. for other uses on ground floor.	As per regulation No. 15 subject to Min. of 3 m.	1.00	250 tenements per Ha.	
4	Roads of width below 15 m. and above 9 m.	250	12	4.5 m., 6 m. for other users	As per regulation No. 15 subject to Min. of 3 m.	1.00	250 tenements per Ha.	
5	Road of width 6 m. to 9 m.	250	12	3 m.	As per regulation No. 15 subject to Min. of 3 m.	1.00	250 tenements per Ha.	
6	Road of width 12 m. and below.	125 to 250	8 to 12	3 m.	1.50 m. on one side in case of semi detached rear margin 1.50 m. Or 1.50 m. from side and rear margin in case of detached plots.	1.00	G + 3	
7	Row housing on roads of width 12 m. and below.	50 to 125	4 to 8	3 m.	side margin 3.00 m. rear margin 1.50 m.	1.00	G + 3	
8	Row housing for E.W.S./L.I.G.	20 to 50	4	1 m. from pathway 2.25 m. from road boundary.	side margin 3.00 m. rear margin 1.50 m.	1.00	400 tenements per Ha.	

And whereas, Government has sanctioned Special Regulation No. 40, Appendix 'W' for Development/Redevelopment of Building falling within Nagpur Metro Rail Corridor (NMRC) by Notification No. TPS-2414-477-CR-248-2014-UD-9, dated 9th June, 2017. In the said Regulations the following modifications are proposed.

- (A) The above proposed modifications shall be applicable in the Nagpur Metro Rail Corridor area which is falling within the Non-congested area, in the said area required margins shall be applicable as per the provisions applicable for non-congested area as per principal DCR.
- (B) The marginal spaces required in congested area as per principal DCR shall be applicable in congested area falling within the NMRC area.
- (C) Marginal Spaces and setback zoning previously approved in layout/building plans may be adopted for granting building permission on plot having area 100 sq.mt. or less.

Therefore, as per NMC's General Body Resolution No. 144, dated 20th November, 2017 it is decided to make above modification in sanctioned Development Control Regulation under Section 37 of Maharashtra Regional and Town Planning Act, 1966.

The details regarding aforesaid proposed modification are available at the office of Town Planning Deptt., Nagpur Municipal Corporation, 3rd floor, Administrative Building, Nagpur Municipal Corporation, Civil Lines, NMC Road, Nagpur-440 001 for inspection by public during Office hours on all working days. The suggestions and objections which may be received by the Municipal Corporation in respect of the said modifications to the Development Plan within a period of 1 month from the date of publication of this notice in the *Official Government Gazette*, will be considered by the Commissioner, Nagpur Municipal Corporation, Nagpur before submitting the said proposed modification proposal to the Government for sanction.

Nagpur :

Dated the 16th January 2018.

ASHWIN MUDGAL,
Commissioner,
Nagpur Municipal Corporation,
Nagpur.